

## Land Use Changes to Draft Comprehensive Plan Map

After studying the County's Comprehensive Plan Map and looking at existing development and land use patterns in the annexation area, the City has concluded that, should annexation occur, the following land use changes should be proposed on the draft Comprehensive Plan Map:

### Changes to the County's Zoning Map (Rezones):

Refer to the rezone discussion (see **C. Rezones**). All of the proposed rezones would be reflected on the draft Comprehensive Plan Map. For all of these rezones, the City's draft Zoning Map and Comprehensive Plan Map would be consistent.

### Properties Adjacent to the Finn Hill and Kingsgate Commercial Areas:

The County's Comprehensive Plan Map allows for a change in land use designation to several properties adjacent to the North Finn Hill, South Finn Hill and Kingsgate commercial areas from multifamily use to commercial use. For these properties, the Comprehensive Plan Map and the Zoning Map are not consistent so a property owner would need to apply for a rezone if they wanted to have their property zoned for commercial use.

The City studied these properties and determined that some of the properties are appropriate for future commercial use and some are not appropriate. In addition, the City has concluded that two properties adjacent to the North Finn Hill commercial area that now are not designated for future commercial use should be designated for future commercial use.

<p><u>Note:</u> As the City continues to study the annexation area, a few more changes to the County's Comprehensive Plan Map may be proposed.</p>
--